

Linden Thigpen Pavloff  
So Portland  
LD 1534

To: Members of the Housing Committee  
Re: LD 1534

While this effort is, I am sure well intentioned, please remember that we are a Home Rule state & each community needs to develop its own oversight requirements as the community sees necessary &/or appropriate. Small communities, as small landlords, do not need to be financially & physically burdened with filing requirements that serve no purpose for them.

Maine needs low & moderate income housing & it is the local small scale landlords who have flexibility to provide this & do. As a landlord for over 50 years I have tenants who have been with me for many years & I choose to increase rents only to cover increases in taxes, insurance & utilities ~ costs that a homeowner would have to adjust to. However, in Portland, with its rent controls I increase rent every year in anticipation of unexpected charges rather than adjusting if there are charges. It creates a difficult dynamic & unfortunately a somewhat adversary rental market which many landlords are choosing to leave. Rent stabilization lowers property values so you do a 1031 sale & buy in a more landlord friendly area which often means a southern state. No help to Maine.

Revoking state law on no-cause evictions and imposing rent controls disproportionately affect small landlords. Without the option to remove problematic tenants, they may be forced to retain those who create hostile or unsafe environments - putting respectful tenants at risk and exposing landlords, especially small property owners, to costly and prolonged legal battles - OR to exit the market entirely, worsening Maine's housing crisis.

Please TABLE LD 1534 & direct your efforts to creating incentives, perhaps municipal or state housing bonds, for investors to pay for the building of the affordable/workforce housing that is needed throughout Maine.

Sincerely,  
Linden Thigpen  
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